

FILED
COMMISSIONER
MARTIN COUNTY
2020 JUN 10 AM 10:18
CAROLYN THOMAS
CLERK OF CIRCUIT

Prepared By:
Martin County Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996

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**BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA
DEVELOPMENT ORDER**

RESOLUTION NUMBER 20-5.14

**[REGARDING A MAJOR DEVELOPMENT FINAL SITE PLAN APPROVAL
FOR MC320 PROJECT
WITH A CERTIFICATE OF PUBLIC FACILITIES RESERVATION]**

WHEREAS, this Board has made the following determinations of fact:

1. MC320, LLC, submitted an application for final site plan approval for the MC320 project, located on lands legally described in Exhibit A, attached hereto.
2. The Local Planning Agency (LPA) considered the application at a public hearing on May 7, 2020. The LPA's recommendations were forwarded to the Board of County Commissioners for consideration.
3. This Board has considered such recommendations.
4. Upon proper notice of hearing this Board held a public hearing on the application on May 19, 2020.
5. At the public hearing, all interested parties were given an opportunity to be heard.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT:

- A. The final site plan attached hereto as Exhibit B is approved. Development of the MC320 project shall be in accordance with the approved final site plan and Lake Area Management Plan (LAMP) attached hereto as Exhibit C.
- B. All required applicable state and federal permits and approvals shall be submitted to Martin County prior to the commencement of any construction.
- C. No permits for construction or development activity shall be issued until all required documents, plans and fees are received and approved as required by Section 10.11, Land Development Regulations, Martin County, Fla. (2019).

- D. Failure to submit the required documents, plans and fees as required by Section 10.11, Land Development Regulations, Martin County, Fla. (2019), shall render approval of the final site plan for MC320 project null and void.
- E. This application is hereby determined to meet the requirements for and shall serve as a Certificate of Public Facilities Reservation as set forth in Section 5.32.B, LDR, Martin County Code.
- F. All permits for the MC320 final site plan must be obtained within one year, by May 19, 2021. Excavation must be completed within three years, by May 19, 2023. No rights to obtain development orders are herein conveyed beyond the three (3) year reservation period except as permitted in Section 5.32.D.8., LDR, Martin County Code. All remaining impact fees and capital facility charges shall be paid in full within sixty (60) days of an approval of a requested extension pursuant to Section 5.32.D.4.c.(3), LDR, Martin County Code.
- G. No land clearing is authorized prior to the mandatory pre-construction meeting for the project. Property corners and preservation areas shall be located by a licensed land surveyor and clearly marked in the field prior to the pre-construction meeting. Authorization for clearing to install erosion control devices and preserve barricades will be granted at the pre-construction meeting. No additional land clearing shall commence until a satisfactory inspection of the required control structures and barricades has been obtained. Authorization for the relocation of gopher tortoises within the development, as provided for on state agency permits, may be granted by the Growth Management Department upon review of required permit materials.
- H. An annual progress report shall be submitted to the Engineering Department within 30 days of the anniversary date of the permit for all filling or mining permits that have a duration of more than one year. The report shall be prepared by a Florida registered engineer, shall demonstrate that the permit criteria have been met to date and that the project is in compliance with all other applicable permits. The annual progress report shall include record ("as-built") drawings of all work done to the date of the report. The following certification statement must also appear with the annual certification report [MARTIN COUNTY, FLA., LDR SECTION 4.349. (2001)]:
I hereby notify Martin County of the completion of all excavation and filling for the above referenced project and certify that they have been constructed in conformance with the plans and specifications permitted by the county including, but not limited to, all area and quantities of vegetated littoral and upland buffer zones, all excavation and fill material quantities, excavation depths, and natural resources protection. (A copy of the approved permit drawings is attached.) I hereby affix my seal this _____ day of _____ / _____ / _____, 20____.
- I. Within 30 days of the completion of the excavation and/or filling or mining, a Florida registered professional engineer, a Florida registered professional surveyor and mapper, or a Florida registered professional landscape architect shall certify that the excavation was constructed in substantial conformance with the plans and specifications approved by the county. A certification statement must also appear on the certification report. MARTIN COUNTY, FLA., LDR SECTION 4.351. (2001)
- J. All disturbed mining/excavation/fill areas shall be reclaimed, and reclamation shall begin immediately following excavation/fill or each phase of excavation/fill, whichever occurs first. All disturbed and reclaimed areas shall be planted or seeded with a permanent native ground cover to reduce the loss of topsoil due to water and wind erosion, to prevent the establishment of


prohibited plant species and to provide adequate growing conditions for reclamation planting requirements. MARTIN COUNTY, FLA., LDR SECTION 4.348.C. (2001)

- K. A three-year performance bond/security and executed commitment is required to ensure that restoration of the excavation and/or fill or mining site shall be completed, including items such as, but not limited to, general clean-up, grading, and vegetation of the lake banks littoral zones, and upland transition zone. The amount of the security shall be approved by the County Engineer, and shall be based on 110 percent of a cost estimate prepared by a Florida registered Engineer of the general clean up, grading, and site restoration include in the required littoral zone and upland planting by an environmental professional. The guarantees for phased project may be bonded separately. MARTIN COUNTY, FLA., LDR SECTION 4.350. (2001)
- L. A hauling operations report and payment of associated hauling fees shall be submitted quarterly to the County Engineering department. MARTIN COUNTY, FLA., LDR SECTION 4.343.C. (2001).
- M. This resolution shall be recorded in the public records of Martin County. A copy of this resolution shall be forwarded to the applicant(s) by the Growth Management Department subsequent to recording.

DULY PASSED AND ADOPTED THIS 19TH DAY OF MAY, 2020.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

BY: 
CAROLYN TIMMANN
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER

BY: 
HAROLD E. JENKINS II, CHAIRMAN

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

BY: 
KRISTA A. STOREY
SENIOR ASSISTANT COUNTY ATTORNEY

ATTACHMENTS:

Exhibit A, Legal Description
Exhibit B, Final Site Plan
Exhibit C, LAMP

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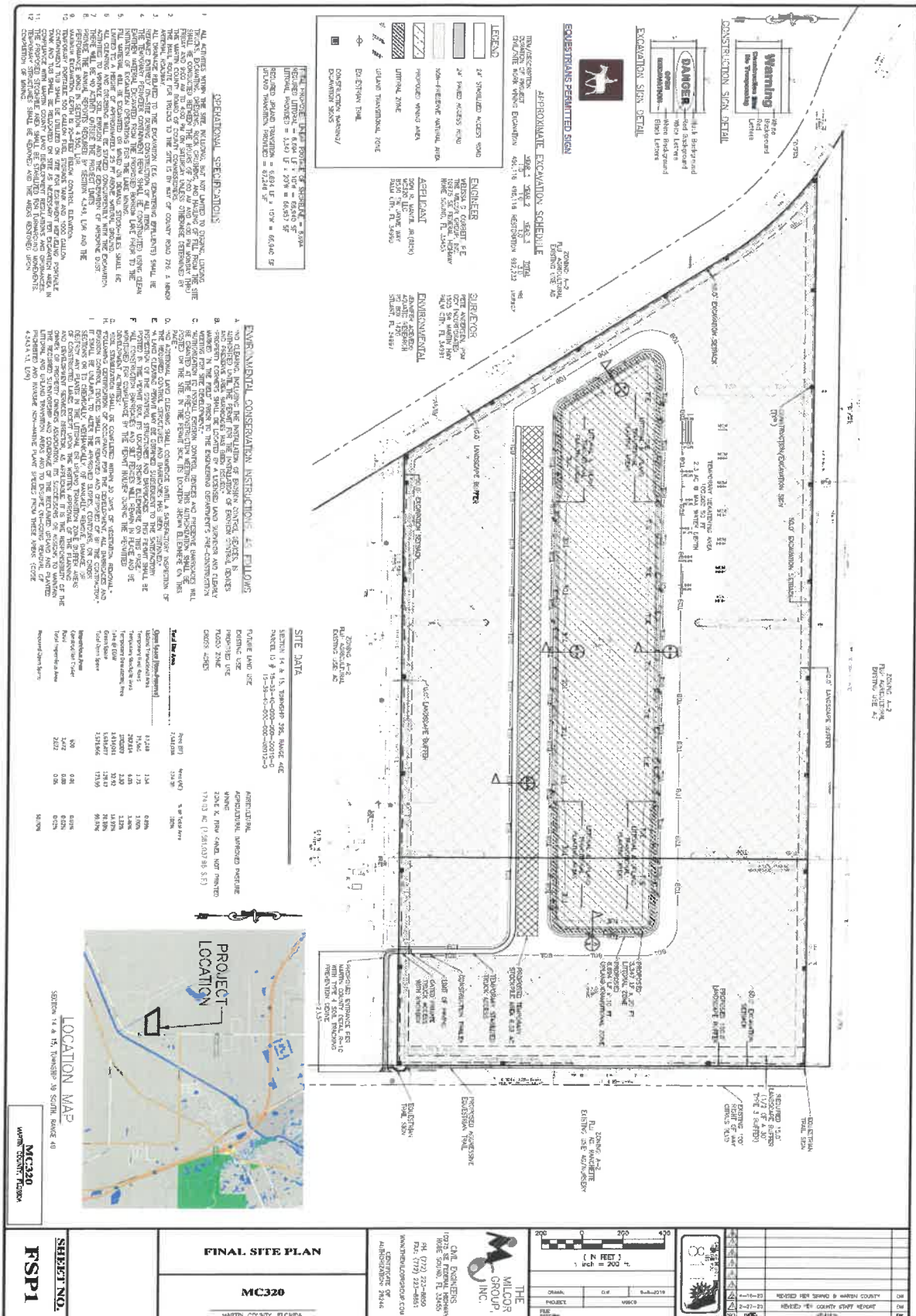


Exhibit C
Lake Area Management Plan

Lake Area Management Plan

**SW Greenridge Street & SW Citrus Boulevard
Palm City, Martin County, Florida
Parcel ID's: 15-39-40-000-000-00010-0 (±126.35 acres)
& 15-39-40-000-000-00012-0 (±48.03)**

Prepared For:

Martin County
Growth Management Department

Prepared By:

Jennifer Acevedo

Jennifer Acevedo



ENVIRONMENTAL CONSULTING DEPARTMENT

Aquatic **RESEARCH** Monitoring, Equipment, & Deployment, LLC.



Revised April 24, 2020

Introduction

The following Lake Area Management Plan (LAMP) is provided to augment the littoral and upland transitional zone planting plan associated with the creation of on-site lake (± 32.97 acres) with 67,310 linear feet of shoreline as measured at the proposed control elevation. The subject property is located at corner of SW Greenridge St. and SW Citrus Blvd., Palm City, Martin County, Florida. The subject property is further located in Section 15, Township 39 E, and Range 40 E and is identified by the Martin County Property Appraiser as Parcel ID number's 15-39-40-000-000-00010-0 (± 126.35 acres) & 15-39-40-000-000-00012-0 (± 48.03). See Appendix A, Figures 1 and 2.

Littoral and upland transitional zone plantings are mandated to include a minimum of ten square feet per linear foot of shoreline created with one (1) tree for each 500 square feet. Based on this the Lake will require 67,310 square feet of littoral and upland transitional zone plantings with 135 trees in each zone. In accordance with the Martin County Land Development (LDR) Code 4.348.C. sufficient vegetation shall be installed to achieve a minimum of 80% coverage. See Appendix A Figure 3 for the littoral and upland transitional area planting plan.

Plant Material

The upland transitional zone and littoral planting zone within and adjacent to the constructed lake will be planted with native material in accordance with the planting plan and associated detail sheets. Modifications to the proposed plant installation material can be completed only after receiving written permission from the Martin County Growth Management Department or their assigns. Plants will be installed in accordance with spacing and hydrological zone reference as depicted on the approved final site plan/planting plan. Planting of the littoral and upland transitional zone will be done no later than 30 days after the completion of the lake excavations. To assist with establishment of plants a 6" layer of topsoil shall be added as necessary.

Temporary irrigation will be installed for 45 days after the initial plantings, if necessary, to ensure survival of the plantings. Monitoring will be conducted by an Environmental Professional with experience in restoration ecology.

An Environmental Professional familiar with littoral and upland transitional zone plant installation shall oversee the installation activity.

Planting specifications for the Lake are as follows:

Lake Plant List – Typical 10' X 50' Section							
135 Sections to be Installed							
Zone	Type	Common Name	Scientific Name	Quantity- One Typical Section	Unit- (gal)	Spacing- off center (o.c.)	Total Number of Plants to be Installed
Littoral	Tree	Bald Cypress	<i>Taxodium distichum</i>	1 per section – species to vary per section	15	10' o.c.	135
Littoral	Tree	Red Maple	<i>Acer rubrum</i>	1 per section – species to vary per section	15	10' o.c.	
Littoral	Tree	Dahoon Holly	<i>Ilex cassine</i>	1 per section – species to vary per section	15	10' o.c.	
Total Trees = 135 trees							
Littoral	Groundcover	Arrowhead	<i>Sagittaria latifolia</i>	23	1	2' o.c.	3,105
Littoral	Groundcover	Pickereelweed	<i>Pontederia cordata</i>	23	1	2' o.c.	3,105
Littoral	Groundcover	Maidencane	<i>Panicum hemitomon</i>	23	1	2' o.c.	3,105
Littoral	Groundcover	Native rush	<i>Eleocharis spp.</i>	24	1	2' o.c.	3,240
Littoral	Groundcover	Saw Grass	<i>Cladium jamaicense</i>	23	1	2' o.c.	3,105
Total Groundcover=15,660 groundcover plants							
Upland/Transitional	Tree	Laurel Oak	<i>Quercus laurifolia</i>	1 per section – species to vary per section	15	10' o.c.	135
Upland/Transitional	Tree	Slash Pine	<i>Pinus elliotii</i>	1 per section – species to vary per section	15	10' o.c.	
Total Trees = 135 trees							
Upland/Transitional	Shrub	Saw Palmetto	<i>Serona repens</i>	6	3	5' o.c.	810
Upland/Transitional	Shrub	Beauty Berry	<i>Callicarpa americana</i>	6	3	5' o.c.	810
Upland/Transitional	Shrub	Cocoplum	<i>Chrysobalanus icaco</i>	7	3	5' o.c.	945
Total Midstory = 2,565 shrubs							
Upland/Transitional	Groundcover	Sand Cordgrass	<i>Spartina bakeri</i>	40	1	2' o.c.	5,400
Upland/Transitional	Groundcover	Muhly Grass	<i>Muhlenbergia capillaris</i>	40	1	2' o.c.	5,400
Upland/Transitional	Groundcover	Dwarf Fakahatchee Grass	<i>Tripsacum floridana</i>	36	1	2' o.c.	4,860
Total groundcover = 15,120 groundcover plants							

Maintenance of Littoral and Upland Transitional Zones

Littoral and upland transitional zone planting areas as shown on the approved final site plan/planting plan will be kept free of nuisance and exotic vegetation as listed by the Florida Exotic Pest Plant Council. The property owner shall be responsible for conducting maintenance of littoral and upland transitional zone in accordance with this LAMP. Exotic removal will be conducted through manual removal or the application of appropriate herbicides approved for in water use. All manual eradication will be conducted through hand clearing and non-native material will be disposed of off-site.

The criterion for eradication will be the 100% removal of viable exotic vegetation after maintenance activities. If initial activity is not successful in achieving this criterion, additional treatment will be required. Transportation of exotic vegetation out of the maintenance area will be conducted in a fashion to minimize the distribution of seed. All herbicide application will be conducted under the supervision of a Florida Department of Agriculture (FDA) licensed applicator, licensed for the application of aquatic herbicides. All herbicides applied within the lake system must be properly labeled for use in accordance with FDA regulations. All herbicide applied in the maintenance area must contain a visible tracer dye in the mix to facilitate observation of treated vegetation.

The vegetative success criteria for the littoral and upland transitional area includes the requirement for 80 percent coverage of desirable vegetation by the end of the second year (after installation), aerial coverage of exotic vegetation at zero percent, and aerial coverage of nuisance species limited to five percent. After two years, the littoral and upland transitional zones will meet the vegetative success criteria of 80 percent coverage of desirable vegetation.

Littoral and Upland Transitional Zone Alteration Provision

It shall be prohibited to alter the approved slopes, contours, or cross-sections of the upland transitional zone or littoral zone after initial planting has occurred without the permission of the Growth Management Department or his assigns.

Regular maintenance as outlined above is allowed within the upland transitional zone and littoral zone. However, it is the responsibility of the owner, developer, or its successors or assigns to maintain the required survivorship and native plant coverage of the upland transitional zone and the littoral shelf.

Littoral and Upland Transitional Zone Monitoring

The littoral and upland transitional zones will be monitored on a yearly basis with reports to be submitted to the county within 30 days of completion of monitoring activities. Monitoring will be conducted for a period of three years. Property owner shall be responsible for conducting monitoring.

Martin County is authorized to inspect any County regulated site or appurtenance. Duly authorized representatives of Martin County may, at any time, and upon proper identification, enter upon and shall be given access to any premises for the purpose of such inspection.

Water Management Procedures

To ensure the continued viability and health of the littoral and transitional area plantings the lake will be held at or near the prescribed control level elevation in accordance with the applicable approved permit. In order to avoid siltation and/or eutrophication, practices such as pumping water and the discharge of turbid waste will be avoided. As per Florida's Storm Water Regulatory Program, Best Management Practices (BMP's) will be used both during and after construction to minimize erosion and sedimentation and to properly manage runoff for both storm water quality and quantity. Additionally, the littoral and upland transitional area planting will act to stabilize the area, limiting siltation and the probability of eutrophication. Areas of the lake without littoral or transitional area plantings will be stabilized with appropriate vegetation. The system will be operated and maintained in perpetuity in accordance with approved permits.

Appendix A

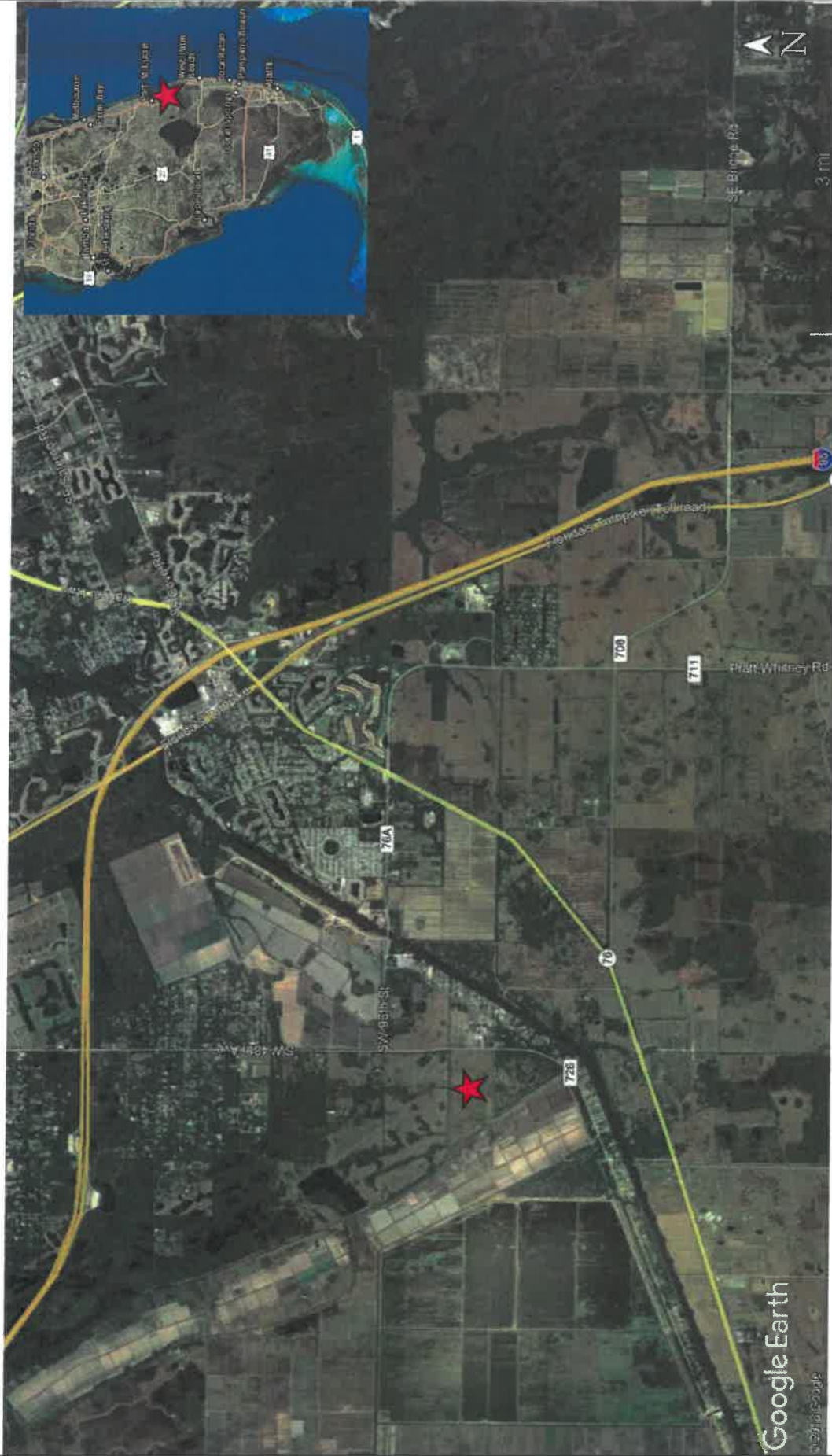
Figure 1 – Location Map

Figure 2 – Site Map

Figure 3 – Lake Littoral and Upland Transitional Area Planting Plan

Appendix A

Site Maps



Environmental Consulting Department

Location Map

SW Greenridge Street & SW Citrus Boulevard
 Palm City, Martin County, Florida
 PIN: 15-39-40-000-00010-0 & 15-39-40-000-00012-0

Figure 1

Image: Google Earth



LEGEND

 Project Boundary (~174-acres)

PIN: 15-39-40-000-000-00010-0
(126.35-acres)

PIN: 15-39-40-000-000-00012-0
(48.03-acres)

Google Earth

SW Citrus Boulevard



1000 ft.



Environmental Consulting Department

Site Map

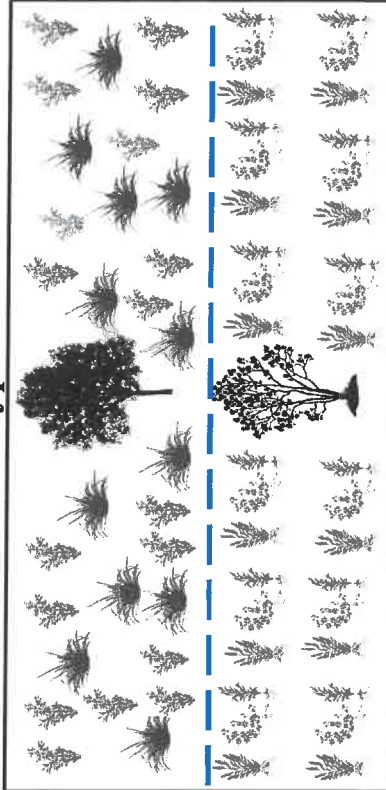
SW Greenridge Street & SW Citrus Boulevard
Palm City, Martin County, Florida
PIN: 15-39-40-000-000-00010-0 & 15-39-40-000-000-00012-0

Figure 2

Image: Google Earth
Data: Martin County Property Appraisers
Site Plan: Milcor Group Inc

Lake Plant List - Typical 10' X 50' Section 135 Sections to be Installed					
Zone	Type	Common Name	Scientific Name	Quantity - One Typical Section	Total Number of Plants to be Installed
Littoral	Tree	Bald Cypress	<i>Taxodium distichum</i>	1 per section - species to vary per section	135
Littoral	Tree	Red Maple	<i>Acer rubrum</i>	1 per section - species to vary per section	135
Littoral	Tree	Dalman Holly	<i>Ilex cassine</i>	1 per section - species to vary per section	135
Total Trees = 135 trees					
Littoral	Groundcover	Arrowhead	<i>Sagittaria latifolia</i>	23	3,105
Littoral	Groundcover	Pickersweed	<i>Pontederia cordata</i>	23	3,105
Littoral	Groundcover	Malicane	<i>Pennisetum hennipson</i>	23	3,105
Littoral	Groundcover	Native rush	<i>Echinochloa sp.</i>	24	3,240
Littoral	Groundcover	Saw Grass	<i>Cladium jamaicense</i>	23	3,105
Total Groundcover = 15,660 groundcover plants					
Upland/Transitional	Tree	Laurel Oak	<i>Quercus laurifolia</i>	1 per section - species to vary per section	135
Upland/Transitional	Tree	Slash Pine	<i>Pinus elliotii</i>	1 per section - species to vary per section	135
Total Trees = 135 trees					
Upland/Transitional	Shrub	Saw Palmetto	<i>Serenoa repens</i>	6	810
Upland/Transitional	Shrub	Beauty Berry	<i>Callicarpa americana</i>	6	810
Upland/Transitional	Shrub	Cocoplum	<i>Chrysobalanus icaco</i>	7	945
Total Shrub = 2,565 shrubs					
Upland/Transitional	Groundcover	Sand Cordgrass	<i>Spartina bakeri</i>	40	5,400
Upland/Transitional	Groundcover	Muhly Grass	<i>Muhlenbergia capillaris</i>	40	5,400
Upland/Transitional	Groundcover	Dwarf Fakahatchee Grass	<i>Tripsacum floridana</i>	36	4,860
Total groundcover = 15,120 groundcover plants					

50 ft Overview of Typical Lake Section



Upland Plantings
10ft x 50ft

135 Sections Required

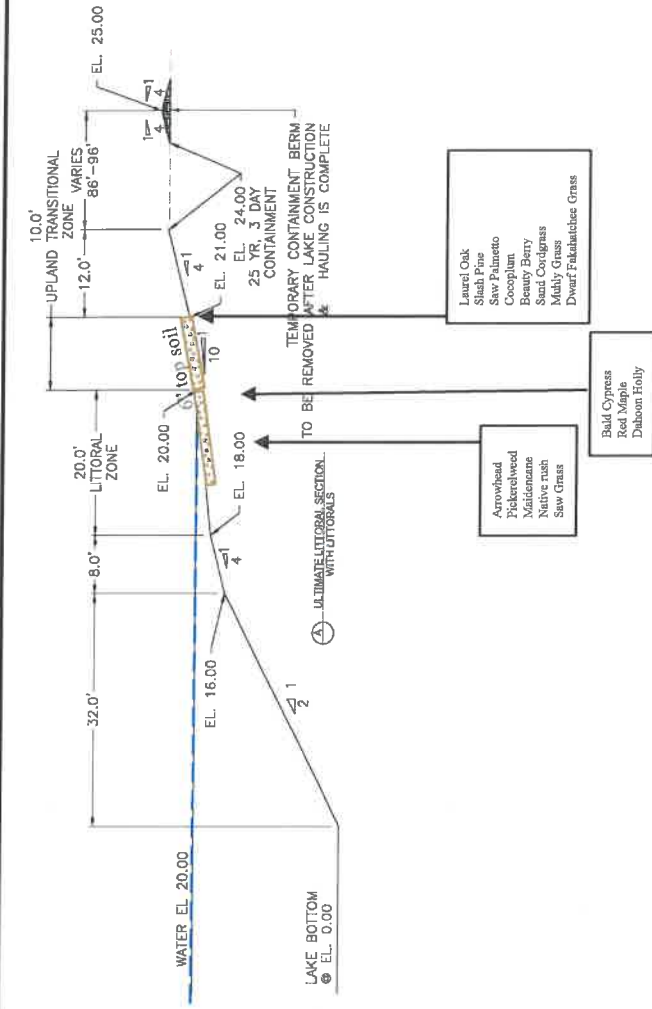
Littoral Plantings
10ft x 50ft

135 Sections Required

Upland Trees (1 per Section)
Upland Shrub (19 per Section)
Littoral Trees (1 per Section)
Represents 10 Upland Groundcover (116 per Section)
Represents 10 Littoral Emergent Vegetation (116 per Section)

Legend

- Laurel Oak
- Slash Pine
- Saw Palmetto
- Cocoplum
- Beauty Berry
- Sand Cordgrass
- Muhly Grass
- Dwarf Fakahatchee Grass
- Arrowhead
- Pickersweed
- Malicane
- Native rush
- Saw Grass
- Bald Cypress
- Red Maple
- Dalmon Holly



Monitoring, Equipment,
& Deployment, LLC
AquaticResearchFl.com

Lake Planting Plan

SW Greenridge Street & SW Citrus Boulevard
Palm City, Martin County, Florida

PIN: 15-39-40-000-00010-0 & 15-39-40-000-00012-0

Figure 3

Site Plan: Milcor Group Inc
Data: Aquatic Research Monitoring,
Equipment, & Deployment, LLC